

Message Text

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FM AMEMBASSY VIENNA

TO SECSTATE WASHDC 8167

INFO AMEMBASSY PARIS

UNCLAS VIENNA 2326

DEPARTMENT FOR FBO MITCHELL

PARIS FOR FBO PAOLI

E. O. 11652: N/ A

TAGS: ABLD AU

SUBJECT: FACADE REHABILITATION, PROPERTY 03206

REF: STATE 045443 AND 045856

1. PENDING ARRIVAL OF FBO PAOLI TO REVIEW AND REPORT ON FACADE REHABILITATION EMBASSY PROPERTY 03206, FOLLOWING SUBMITTED FOR YOUR INFORMATION:

A. RATHMANNER HAS NOW SUBMITTED REVISED BID ESTIMATE FOR REMOVAL AND REPLACEMENT OF 15 PERCENT OF FACADE ON RATHAUSSTRASSE AND SCHIDTPLATZ SIDES OF BUILDING AND 25 PERCENT OF FACADE ON LANDESGERICHTSSTRASSE SIDE OF BUILDING, THIS INCREASES ITEM 7 OF RATHMANNER ESTIMATE (EMBASSY OM 2/16/73) FROM AS 72,900 TO AS161,000; ITEM 8 FROM AS234,900 TO AS391,500 AND ESTIMATED RPT ESTIMATED INCREASED LABOR COSTS FROM AS77,000 TO AS100,000 DUE TO IMPLEMENTATION OF BUILDINGS TRADE WAGE INCREASE. RATHMANNER' S ESTIMATE NOW TOTALS AS1,238,921 VICE PREVIOUS ESTIMATE OF AS931,795;

B. EMBASSY HAS SOLICITED REVISED ESTIMATE OF PREVIOUS HIGH BIDDER (BURIAN KG) MENTIONED PAZOUREK' S LETTER OF 8/8/72. HIS REVISED ESTIMATE WHICH BASED ON REMOVAL AND REPLACEMENT OF 30 PERCENT OF FACADE OF ALL THREE SIDES OF BUILDING AND, INCLUDES ANTICIPATED WAGE HIKE, IS NOW AS698,250. ANALYSIS OF UNCLASSIFIED

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SUCH A LOW COST ESTIMATE VIS- A- VIS RATHMANNER' S REVISED ESTIMATE REVEALS THAT LABOR/ MATERIALS COST OF REMOVING LOOSE FACADE FOR 2,800 M2 IS AS60,542 VS AS161,100 FOR REMOVAL 2,700 M2 FACADE BY RATHMANNER; AS196,869 FOR APPLICATION OF 2,800 M2 NEW FACADE VS AS391,500 FOR APPLICATION OF 2,700 M2 FACADE BY RATHMANNER; AND, AS150,387 FOR PAINTING OF FACADE VS AS203,850 FOR PAINTING OF FACADE BY RATHMANNER. ALTHOUGH RATHMANNER INCLUDED AS30,000 FOR METAL WORK IN HIS ESTIMATE AND EMBASSY ESTIMATED AS30,000 FOR CONTINGENCY THIS PURPOSE, BURIAN DID NOT ESTIMATE ANY COST FOR METAL WORK. EMBASSY HAS OBTAINED PRELIMINARY METAL WORK ESTIMATE OF AS60,000. FURTHER, BURIAN HAS NOT INCLUDED PROTECTIVE MATTING AT COST OF AS30,000 IN REVISED ESTIMATE WHICH INCLUDED IN FIRST ESTIMATE. FYI: EMBASSY ASCERTAINING IF PROTECTIVE MATTING WILL BE REQUIRED DURING REHABILITATION;

C. BURIAN KG WILL USE SAME TYPE STUCCO MIX AS RATHMANNER AND SAME TYPE OF PAINT, I. E. TERRANOVA REDIS;

D. RATHMANNER WILL GIVE GUARANTEE OF TWO YEARS AND BURIAN HAS INFORMALLY TOLD US HE WILL GIVE A LONGER PERIOD OF GUARANTEE IF ALL METAL WORK IS PUT IN ORDER AT TIME OF FACADE REHABILITATION;

E. NEITHER ESTIMATE INCLUDES REHABILITATION OF STONE AT BASE OF BUILDING AND ON SUPPORTING PILLARS. EMBASSY HAS OBTAINED ESTIMATE OF AS 52,000 FOR THIS PURPOSE.

F. EMBASSY HAS QUERIED TERRANOVA COMPANY RE PROPERTIES OF PAINT. THEY HAVE REFUSED TO GIVE US ADDITIONAL INFORMATION AS TO COMPOSITION OF PAINT OTHER THAN IT IS " COMPOSED ON A POLY-VINYL ALCOHOL BASE AND IS INORGANIC, LIGHT AND CEMENT PROOF COLOR PIGMENTS ONLY BEING USED."

2. BOTH FIRMS WILL BE AVAILABLE FOR NEGOTIATION AND IN DEPTH TECHNICAL ANALYSIS OF BIDS UPON FBO PAOLI' S ARRIVAL.

3. EMBASSY CANNOT LOCATE TELEGRAM 4669, MARCH 22, 1967. PLEASE FORWARD COPY. RATE OF EXCHANGE THIS DATE IS AS20.58 EQUAL \$1.00. HUMES

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